

# INTRODUCTION

The East Mountain Area encompasses 316 square miles of eastern Bernalillo County\* (see Study Area Map). The area contains all of the County east of the Sandia and Manzanita Mountains. The study area is bisected by two perpendicular routes, I-40 extending east-west across the area, providing the primary connection from the East Mountain Area to the City of Albuquerque through Tijeras Canyon, and the area's major north-south roadway, State Highway 14 north of I-40 and State Highway 337 (formerly South 14) south of I-40.

The area has developed around three mountain ranges controlled by the National Forest Service; the Sandia, Manzanita, and Manzano Mountains. The mountains provide the area with diverse recreational opportunities, wildlife habitat areas, and a high level of scenic beauty.

The purpose of this plan is to act as a statement of community goals, desires, and ambitions. The plan establishes a vision for the future and outlines a course of action to achieve that vision. In order to assist the community in establishing this vision, the planning team conducted a survey of East Mountain residents, established five citizen committees, and held several public meetings. The public participation process is described in detail in a separate document.

The plan also attempts to understand the existing physical and environmental conditions; historical and projected population trends; and industrial, commercial, and residential development trends. The historical and existing conditions for the area provide a framework for the plan's evaluation of existing County policies and regulations relative to the community's goals and vision.

The East Mountain Area Plan is developed as a statement of policy that will encourage involvement from Bernalillo County elected officials. The plan will provide guidance to the Bernalillo County Commission and County Planning Commission decisions regarding land use controls and development decisions in the East Mountain Area. The plan will also recommend policies and specific actions that should be pursued by the County in order to implement the plan. The area contains sub-areas that have distinct and different characteristics from one another. The plan acknowledges these differences and provides specific land use recommendations by sub-area.

The entire study area was included for data collection and analysis purposes. However, based upon these data and analyses, it is recognized that those areas west of the crest of the Sandia Mountains and north of I-40, including Sandia Heights, are excluded from all implementation recommendations and policies contained in this plan. The areas west of the crest are included in, and relate to, planning efforts existing and under consideration for the foothills adjacent to the City of Albuquerque. Carnuel is included in the planning area and all implementation recommendations and policies do apply to this area. In addition, the Isleta Indian Reservation has been included in this plan's boundaries, but the policies of this plan do not apply there. All policies proposed in this

plan do apply to all other areas east of the Sandia Crest, Manzanita Mountains and Manzano Mountains within Bernalillo County.

The plan contained herein is a revision of the East Mountain Area Plan adopted by the Bernalillo County Commission on May 6, 1975 and amended June 19, 1979.

*\* Pursuant to the City of Albuquerque's Five Mile Extraterritorial Jurisdiction, the City has determined that all policies and recommendations in this Plan shall be applied to the area between Carnuel and the City Limits at Four Hills (approx. 480 acres in Section 36 T10N R4E).*

# SECTION I PLANNING OBJECTIVES

## CITIZEN PARTICIPATION

The East Mountain Area planning team concentrated their early efforts on obtaining community participation in the Plan update process. All elements of the East Mountain Area Community contributed to defining values and development goals and objectives that were incorporated into the Plan. It was vital to give all individuals who live, work, or have commercial interests in the East Mountain Area an opportunity to participate in the process because the future of their community, neighborhood, or village and their quality of life will be affected. For purposes of this Plan, a citizen is defined as a resident of the East Mountain Area or any individual who has interests in commercial activities in the area.

Citizen participation was encouraged during all aspects of the planning process. The primary mechanisms of citizen involvement were a survey, volunteer committee activities, and participation in public meetings. The citizen involvement for the East Mountain Area Plan is described in detail in the East Mountain Area Plan Part 1: Citizen Participation, Albuquerque/Bernalillo County Planning Department, December 1991. The following sections provide a brief summary of the public input elements included in the planning process.

*“Mobility and change are the key to the vernacular landscape, but of an involuntary, reluctant sort; not the expression of restlessness and search for improvements but an enduring patient adjustment to circumstances. Far too often these are the arbitrary decisions of those in power, but natural conditions play their part and so do ignorance and a blind loyalty to local ways, and so does the absence of long-range objectives: the absence of what we would call a sense of future history.”*

*- J.B. Jackson  
“Concluding with Landscapes”, 1984*

## CITIZEN SURVEY

The Planning Team prepared a 25-question survey for distribution to area residents and business people. The questions were designed to provide the Planning Team with comparable values between geographical areas (north of I-40, south of I-40, and the Tijeras – Historic Route 66 area), and to show changing attitudes between current and past (1973) survey results.

Approximately 600 survey questionnaires were distributed via the East Mountain Rendezvous, Neighborhood Associations, placement of flyers and questionnaires in local businesses, public meetings, and direct mailings. In addition, availability of the survey questionnaires was announced in the local newspaper.

A total of 245 completed questionnaires were returned and tabulated and included in this report. Additional questionnaires received after October 1991 were reviewed but are not included in the tabulated data.

## **ISSUES IDENTIFIED**

By far, the most critical issues identified concern water and wastewater problems. Virtually all residents recognize the need to ‘do something’ as evidenced by the number of times it was mentioned in responses. This concern has drastically increased since the 1973 survey that preceded the development of the original East Mountain Area Plan.

In the 1973 survey, respondents rated controlled growth as the number one issue. This concern in 1991 has been surpassed by water/wastewater issues only. Growth is still a strong concern. The need for Public Services (schools, library, fire protection, swimming pools, culture centers, etc.) came in number three on the 1991 list of concerns. This concern was most prominent in the areas north and south of I-40.

Another very clear concern for the areas north and south of I-40 is preservation of rural character, often expressed as the preservation of peace and quiet and natural beauty.

Other issues mentioned frequently include road conditions, law enforcement problems, and traffic control.

## **GEOGRAPHICAL DIFFERENCES**

The Tijeras (Historic Route 66) responses differed from the areas north and south of I-40 regarding the need for community recreational services, parks and recreation services, health services and more employment opportunities. In all cases, a greater percentage of Tijeras area residents felt that expansion of these services would make the East Mountain Area less desirable. This could perhaps be explained by the proximity of Tijeras area residents to such services provided in Albuquerque.

## **ATTITUDE CHANGES (1973 TO PRESENT)**

Concerns regarding mobile home usage and location have increased over the years. In 1973, approximately 50 percent of the respondents favored confining them to specially zoned lots. The current survey respondents favored this choice by 73 percent. In 1973, about 38 percent said mobile homes should be allowed to be located in any residentially located lots. Today, only 14 percent agree.

Mountain area residents depend heavily on Albuquerque for commercial services. In both the old and new survey, the majority of respondents did not want to see additional commercial services provided in the Mountain Area.

Both surveys asked the question “Where should businesses be located?” In 1973, 38.3 percent of the responses indicated that commercial activities should be located only at highway intersections. In 1991, that percentage dropped to 14 percent. Currently, 64.6 percent of respondents favor designated commercial centers as preferred locations for commercial activities.

The desire for horse, bicycle, and foot trails by mountain residents has increased from 39.2 percent to approximately 60 percent. While this desire is strong in all areas, it is strongest in the area south of I-40.

The number of respondents saying they would use bus transportation to Albuquerque during commuting hours has increased from 21.8 percent to 40 percent for an average of 3-4 times per week. When asked for a Park & Ride location, two areas were consistently mentioned; the junctions of I-40 and Highway 14; and the Cedar Crest triangle area.

There has been a drastic change in the desire of mountain residents for public services such as libraries, fire protection, law enforcement, etc. In 1973, these services were overwhelmingly rejected as being a form of urbanization. Currently, over 68 percent favor these services.

Over 61 percent said they would not join a community sewage disposal system in 1973. Now, 52 percent say they will participate. This is in line with the residents' growing concerns with water and wastewater. However, the amount willing to 'do something' themselves is not consistent with the amount (much larger) that want 'something done' by new residents.

County zoning was and still is a controversial issue. Over 38 percent of the respondents would like to see all Special-Use permits eliminated, and 35 percent would like fewer to be issued. In general, people felt that zoning laws had been abused and were often not enforced. They want more participation in zoning decisions. Many suggestions were made regarding better public notification of zoning issues.

## **CITIZEN COMMITTEES**

The Planning Team formed five citizen committees to assist in the development of the East Mountain Area Plan. The committees were made up of volunteers expressing special interest in a particular topic, representing a specific region, or representing a special interest group (e.g. Mountain Arts Cultural Center, Chamber of Commerce, etc.). The five committees included:

### **STEERING COMMITTEE**

A fourteen-member citizen steering committee was formed to advise the planning team throughout the development of the East Mountain Area Plan. The membership was based upon regional representation and local special interest groups.

### **OTHER CITIZEN COMMITTEES**

Four citizen committees were formed to address critical issues facing the East Mountain Area. The charge for each committee was to identify specific problem areas, develop goals, and recommend specific policies for inclusion in the Area Plan. The committees and their areas of concentration were as follows:

### Trails

The committee developed specific recommendations on connections, trail improvements, required access points, and new trails.

### History

The committee prepared a written summary of the area's history, cultural aspects, and known historic buildings/sites.

### Rural Character

The committee defined rural character for the East Mountain Area and suggested methods to protect those characteristics from the impacts of future growth.

### Environment

The committee made recommendations concerning protection of the East Mountain environment focusing primarily on water and wastewater issues.

## **PUBLIC MEETINGS**

Public meetings were held throughout the planning process. The purpose of those meetings was to obtain input concerning community values, develop goals and objectives, choose alternative planning strategies, and obtain continuous feedback on the plan. The meetings were announced in the local newspaper, on flyers posted in key community buildings, by local civic groups, and in neighborhood associations. The following public meets were held:

<b>July 17, 1991</b>	Los Vecinos Community Center
<b>October 9, 1991</b>	(same as above)
<b>December 5, 1991</b>	Tijeras Village Hall
<b>February 5, 1992</b>	Los Vecinos Community Center

In addition to formal public meetings, the planning team attended several homeowner/neighborhood association meetings, had a booth at the East Mountain Rendezvous, made a presentation to the Tijeras Village Council, and another to newly formed coalition of developers and builders. Those other meetings allowed the planning team to contact individuals who were not able to attend the public meetings.

## **SUMMARY**

Citizen participation has played an important role in the development of the East Mountain Area Plan. The demand for citizen participation is high in the East Mountain Area and a process was developed to include residents and business people in the preparation of the Area Plan. The quality of participation and level of effort put forth by the community has been commendable and extremely important to the successful completion of this planning effort. The inclusion of the community in the planning process has vested area residents and business people in the plan and the planning process, assisted in guarding the public interest, and reduced the level of alienation of citizens from the bureaucracy of County government.

## **GOALS AND OBJECTIVES**

*“We are inclined in America to think that the value of monuments is simply to remind us of origins. They are much more valuable as reminders of long-range, collective purpose, of goals and objectives and principles. As such, even the least slightly of monuments gives a landscape beauty and dignity and keeps the collective memory alive.”*

*-- J.B. Jackson  
“Concluding with Landscapes”, 1984*

## **COMPREHENSIVE PLAN**

The Albuquerque/Bernalillo County Comprehensive Plan, adopted in 1988, identified the entire East Mountain Area as within the Rural district. The East Mountain Area has similar characteristics to other rural areas within Bernalillo County, yet is distinct in many ways.

Agriculture and rural lifestyles played an important part in the area’s physical, social, and environmental character, yet development and economic pressures have eliminated most of the historic agricultural areas. The few remaining agricultural fields and open pastures serve as a reminder of agriculture’s preeminence among the original settlers of the East Mountain Area. As land development and growth pressures continue, the existing financial returns from agricultural production are outweighed by the land’s potential value for development.

A site’s environmental conditions should guide new development’s location, intensity, and character in the entire East Mountain Area. The Comprehensive Plan states that decisions authorizing development in the Rural Area should be made in conjunction with environmental analyses, which highlight site suitability and potential impacts. Furthermore, Rural Areas of great environmental or scenic value should be considered for major Public Open Space designation, acquisition, and preservation.

Environmentally appropriate development in Rural Areas should be encouraged to stabilize and maintain the open, rural character. County A-2 zoning is presently applied



to most undeveloped lands in the area. A-2 zoning (one dwelling unit on a minimum of two acres) is somewhat better than A-1 (one dwelling unit per minimum of one acre) in providing for lots large enough for limited agriculture, but will not necessarily protect rural character, and may be detrimental to the environment.

The scattered development generally associated with A-1 and A-2 zoning has costly social, environmental, and economic drawbacks. The proliferation of inadequate individual liquid waste disposal systems in areas having steep slopes, shallow soils, and fractured bedrock has already polluted groundwater in some portions of the East Mountain Area, and is creating growing concerns about public health. Yet housing dispersal characteristics of rural areas dramatically increase public facility extension costs. Decisions to extend public facilities and services should be made with careful consideration of both the public health and safety concerns and the effect that service extension will have upon the existing character and future development in those areas.

The Comprehensive Plan states that if densities in remote and environmentally sensitive portions of the area were limited to one dwelling unit for every 5 to 20 acres (depending on local environmental conditions), then some problems associated with development at A-1 and A-2 intensities could be minimized. Larger lots could be considered for appropriate areas now zoned A-2, although large lot development usually precludes community water and wastewater system development. Along with less intense rural development patterns, there may be suitable locations for a limited number of planned residential areas with permanent open space provided for the County in conjunction with clustering of development, and use of community water and wastewater systems.

It is important to Rural Area preservation that the distinct character and value of specific regions within the East Mountain Area be recognized and maintained. The unique rural attributes and environmental conditions warrant development standards that differ from those applied in urban Areas. The following goals and objectives will provide guidance for future development and land use decisions in the East Mountain Area.

***“We always need theres, spots which happily aren’t like ours, to validate heres. Mostly theres are inert supports, silent witnesses to the quality of here.”***

***-- Robert B. Heilman  
“We’re Here”, 1987***

## **LAND USE**

Goal: To promote development that retains the unique character of the East Mountain Area.

### **Objectives**

- 1) Emphasize development that consists primarily of ranches, farms, and large-lot (minimum net lot size of two acres) single-family residential lots.

- 2) Provide an option for higher density (cluster) residential development. However, cluster developments should:
  - a. be controlled by a site development plan to be approved by Bernalillo County,
  - b. be physically separated from other residential development by an open space buffer,
  - c. have a minimum average net lot size of two acres, and
  - d. provide Bernalillo County with property rights or other forms of easement that ensures permanent preservation of the open space.
- 3) Identify existing 'Rural Villages' with densities greater than one single family dwelling unit per two acres, and encourage small-scale commercial activities in some of these "Rural Villages" to serve the Village and surrounding neighborhoods.
- 4) Use natural resource capacities (water availability and quality, liquid waste disposal, and soil capacity), and community/regional goals as guidelines for development.
- 5) Provide public trail corridors and trailheads wherever possible.
- 6) Carefully control and limit development in floodplains and valley areas where flood danger, high water table, soils, air inversions, or preservation/maintenance of agricultural land inhibit development.
- 7) Maintain (to the extent feasible) agricultural uses for lands suitable or historically used for agriculture. Discourage non-agricultural development for such lands, although parks, ranches, and trails may be appropriate uses.
- 8) Use the following policies relating to historical and cultural character to guide development of inhabited rural settlements:
  - a. Existing buildings and spaces determined to be of significant local, State, or National interest should be retained, maintained, and integrated as viable elements of the community.
  - b. New rural development should be sensitive to existing historic, cultural, architectural, and economic patterns.

- 9) Control residential development in the East Mountain Area to prevent deterioration of the environmental and rural character, including scenic assets. Design guidelines should be developed for, but not limited to, the following:
  - a. Site disturbance
  - b. Protection of mature trees and mature vegetation
  - c. Building materials
  - d. Signage
  - e. Protection of ridgetop, meadows, steep slopes, and riparian areas (scenic vistas)
  - f. Perimeter fencing (protection of wildlife migration routes)
- 10) Designate specific areas for permanent mobile home development.
- 11) Use the following philosophy to guide industrial and commercial development in the East Mountain Area.
  - a. Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.
  - b. Where mineral extraction and industrial development occur, noise and other sources of pollution should be regulated and restoration of the land surface should be required.
  - c. Neighborhood and/or community-scale commercial uses, rather than regional-scale commercial centers, are appropriate for rural areas. Strip commercial development should be discouraged, and where possible, commercial development should be constrained to areas that are designated as appropriate for commercial development.
  - d. Non-residential design criteria should be developed for, but not limited to, the following:
    1. Scale
    2. Building massing
    3. Sense of entry
    4. Ingress and egress
    5. Placement of buildings and parking areas
    6. Rural character
  - e. Commercial growth and development should be consistent with policies that retain the rural character of the East Mountain Area.

## **ENVIRONMENT**

Goal: To improve air quality to safeguard public health and enhance the quality of life.

Objectives:

- 1) Reduce the adverse effects of automobile travel through a balanced land use/transportation system that promotes the efficient movement of residents to/from housing, employment, and services.
- 2) Improve roadway maintenance to achieve and maintain smooth, steady traffic flow at speeds appropriate for the East Mountain Area.
- 3) Protect air quality by providing a balanced circulation system that encourages mass transit use through the I-40 corridor and other alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.
- 4) Integrate air quality considerations into zoning and land use decisions to prevent air quality/land use conflicts.

Goal: To maintain a dependable, quality water supply for the area.

Objectives:

- 1) Minimize public health threats and water quality degradation resulting from on-site liquid waste disposal systems.
- 2) Provide greater emphasis on a total system approach to water resource management, recognizing the interrelationship between watershed quality, precipitation, recharge, stormwater runoff, consumptive use, and septic tank effluent.
- 3) Monitor existing water wells in the East Mountain Area for contamination, and strictly enforce sewage/liquid waste disposal requirements to protect water quality.
- 4) Determine the locations of natural springs in the East Mountain Area and monitor their seasonal output and water quality as one means of evaluation of the status of aquifers in the Area.
- 5) Conduct a study, jointly supported by Bernalillo County and Federal, State and local jurisdictions, to quantify aquifers and groundwater sources and develop a methodology to balance recharge and withdrawal in order to preserve the east Mountain Area's water resource for future generations.
- 6) Encourage the use of alternative methods for collection, treatment, and disposal of wastewater effluent and residuals to reduce the potential for groundwater contamination.
- 7) Encourage conservation, alternative technologies, and reuse/reclamation to reduce the potential for groundwater contamination and depletion,

- 8) Require an assessment of environmental impacts of all inter-basin water transfers, and the return of imported water whenever required.
- 9) Encourage Bernalillo County's adoption of a Groundwater Protection Policy and Action Plan and revisions of the County Liquid Waste Ordinance (Ordinance 88-1).
- 10) Promote education of East Mountain Area residents on environmental concerns such as water, wastewater, solid waste disposal, and recycling.
- 11) Promote education of East Mountain Area residents on water conservation, contamination, and alternative technologies for water usage and wastewater disposal.

Goal: To protect the public health and welfare, and enhance the quality of life by reducing noise and preventing new land use/noise conflicts.

Objectives:

- 1) Integrate noise mitigation into the land-use planning process.
- 2) Develop strategies to minimize adverse noise effects on noise-sensitive land uses near existing noise sources (Interstate 40 and the Ideal Cement Plant).

Goal: To identify and manage or acquire significant archeological and paleontological sites for research, education, economic, or recreational use.

Objectives:

- 1) Develop a proactive program for identifying and evaluating historical, archeological, paleontological, ecological, and other significant sites and items in the East Mountain Area.
- 2) Determine appropriate treatment of significant sites and remedies for those that cannot be preserved.

Goal: To maintain and improve the existing visual quality of the East Mountain Area.

Objectives:

- 1) Recognize the natural and visual environment, particularly features unique to the East Mountain Area as a significant determination in development decisions.
- 2) Encourage the careful siting of incidental structures such as signs, guywires, poles, fireplugs, street furniture, and overhead utility lines, which are sources of

visual intrusion and impediments to the mobility of pedestrians, bicyclists, and equestrians.

- 3) Encourage landscaping within public and private right-of-way to control water erosion and dust, and create a pleasing visual environment; native or naturalized low-water use vegetation should be used where possible.
- 4) Encourage the use of building materials that are in harmony with the landscape, minimize the alteration of existing vegetation and topography on building sites, and minimize the visibility of buildings and incidental structures.
- 5) Preserve areas not necessary for alteration through development on a site, or improve them to be compatible with both the new construction and the surrounding landscape.
- 6) Encourage preservation of natural topographic features such as canyons arroyos, streams, slopes, springs, ridge lines and open meadows.
- 7) Avoid siting of buildings on ridgetops or in the middle of meadows whenever possible to preserve the integrity of the rural views in the area.
- 8) Construct roads along natural contours whenever possible and avoid or minimize cutting and grading.
- 9) Encourage imaginative and innovative building techniques to create buildings suited to natural hillside surroundings, using colors and textures of building materials that are in harmony with the natural surroundings.

## **OPEN SPACE**

Goal: Establish a network of open spaces for conservation, education, recreation, tourism, cultural activities, trails corridors, protection from natural hazards and conservation of natural and visual resources. Bernalillo County should acquire Major Public Open Space, parks, trail corridors, and open areas.

Objectives:

- 1) Recommend areas appropriate for open space preservation by Bernalillo County.
- 2) Create a multi-purpose network of open spaces and trail corridors along arroyos (above the 100 year flood plain and flood safety zone) and maintain the natural state of such arroyos wherever possible.
- 3) Create a system of developed neighborhood parks and community natural open areas to meet a range of needs at different scales.

- 4) Provide neighborhood parks and open areas in developing areas to serve the population of the development and adjacent areas.
- 5) Design interconnecting neighborhood open areas to create an Open Space Network which connects neighborhood parks and residential areas to other parks and major public open space areas.
- 6) Incorporate the following criteria into the design of parks and other undeveloped open areas:
  - a. Multi-functional use of resources and facilities compatible with local character and development policies.
  - b. Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
  - c. Integration into residential design for accessibility and orientation to encourage use
  - d. Lighting (minimal), native vegetation, sit design, or other methods to minimize vandalism and ensure compatibility with the surrounding area.
  - e. Integration with natural environment.

## **COMMUNITY RESOURCE MANAGEMENT**

Goal: To develop and manage public services and facilities in an efficient, equitable manner.

Objectives:

- 1) Evaluate service expansion costs, benefits, and effects and balance costs among new service recipients, existing users, and the community, taking into consideration the natural environment.

Goal: To conserve, use, and manage water resources efficiently.

Objectives:

- 1) Conserve and enhance existing watershed areas.
- 2) Encourage maximum absorption of rainfall through the preservation of natural arroyos and the design of drainage facilities and properly engineered, designed and constructed conservation devices in all new developments.
- 3) Establish construction guidelines requiring low-flow plumbing fixtures and other conservation features (unless alternative liquid waste systems proposed would be better served by high water volumes).
- 4) Encourage community water systems and shared wells where practical.

Goal: To plan transportation infrastructure to facilitate a balanced circulation/transportation system including automobile, bicycle, pedestrian, equestrian, and public transportation that respects the existing rural characteristics of the East Mountain Area.

Objectives:

- 1) Encourage the use of car/van pooling and bus ridership through the provision of park-and-ride lots. These lots should be designed for joint use when efficient and feasible, including but not limited to:
  - a. school/park sites
  - b. private parking lots/park and ride lots
  - c. mixed-use developments
- 2) Provide effective regional transit and para-transit. This should be promoted by Bernalillo County, SunTran, and local residents, in cooperation with other jurisdictions.
- 3) Promote development of pedestrian ways and auto-free areas integrated into developments for safe, pleasant, non-motorized travel.
- 4) Construct and promote a bicycle and trail network.
- 5) Include parallel paths and crossings for trails or pedestrian walkways where possible in all street and highway projects.
- 6) Encourage a reduced level of peak hour demand on traffic circulation by encouraging flexible work hours, carpooling, park and ride, etc.
- 7) Establish and maintain an all-weather circulation system allowing year-round and emergency vehicle access to existing and planned developments. Roads should fit the existing topography of the area and the scale of travel needs.
- 8) Develop a hierarchy of roadway designs to maintain rural character:
  - a. natural runoff control wherever possible
  - b. native vegetation encouraged in rights-of-way
  - c. design speeds appropriate for rural areas

Goals: To maintain the supply of affordable housing in the East Mountain Area.

Objectives:

- 1) Preserve the supply of affordable housing and the opportunities to obtain standard housing for a reasonable price.



- 2) Encourage quality and innovation in new affordable housing design and construction.

Goal: To achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Objectives:

- 1) Provide new employment opportunities for area residents which will accommodate a wide range of occupational skills and salary levels.
- 2) Promote tourism with careful attention to the potential for impacts of tourism on the East Mountain Area residents, rural character, and environment.
- 3) Promote sound growth management economic development for small-scale, local industries through the East Mountain Area.

Goal: To provide a wide variety of educational and recreational opportunities.

Objectives:

- 1) Develop more effective communication and planning links with the Albuquerque Public School district and area schools.
- 2) Expand services and make them more accessible to people who reside in the East Mountain Area.
- 3) Encourage local educational and recreational activities including races, parades, East Mountain Rendezvous, etc.
- 4) Encourage the establishment of additional parks and recreation facilities for the East Mountain Area Residents.
- 5) Encourage development of pedestrian, equestrian, and bicycle trails separate from traffic lanes on roadways.
- 6) Require the provision of access trailheads and/or trail easements to existing trails and National Forest Lands and other federal, state, and city lands through new development.
- 7) Work with Kirtland Air Force Base and the U.S. Department of Energy to ensure that the Withdrawal Area is properly maintained and to prevent the inappropriate use of the area by hikers, equestrians, and mountain bike users.

- 8) Develop one or more community cultural centers to provide visual and performing arts space, including classroom and performance space for both children and adults to participate at all levels in their cultural heritage, music, theatre, art, and dance.
- 9) Designate scenic roadways with educational and historical information signage.

## **PUBLIC SAFETY**

Goal: To improve safeguard measures for fire protection, law enforcement, and emergency evacuation.

Objectives:

- 1) Coordinate transportation and site planning review relative to fire protection, emergency vehicle ingress and egress, and evacuation.
- 2) Encourage the use of fire resistant materials for development in forested areas.
- 3) Identify community buildings that can be used for emergency shelters.
- 4) Encourage and support the East Mountain Area Inter-Agency Fire Protection Association to continue their efforts.
- 5) Encourage review of all major subdivisions by the Bernalillo County Fire Department relative to emergency vehicle access, evacuation, and fire protection.
- 6) Coordinate the review and approval process within the East Mountain Area relative to the fire safety with the State Forestry Department.

## **POLICY AND IMPLEMENTATION**

Goal: To establish an implementation program to ensure the effective use of the East Mountain Area Plan as a guide for all future lower-ranking plans and land use and development decisions.

Objectives:

- 1) Encourage the adoption of an open space ordinance which provides funds and land for future open space.
- 2) Encourage revisions to the County notification requirements to include legal advertisement in a prominent local East mountain newspaper, notification of neighborhood associations, and notification of land owners.

- 3) Identify environmentally and visually sensitive areas and develop specific techniques for preservation of these resources.
- 4) Develop performance-based development criteria and design guidelines specific to the East Mountain Area in order to preserve the unique rural qualities of the area.

Amend County ordinance to implement the policies in the plan.